

HINGHAM PLANNING BOARD MINUTES

September 13, 2021 @ 7:00 PM

REMOTE MEETING

Board Members Present Remotely: Gary Tondorf-Dick, Judith Sneath, Gordon Carr; Rita Da Silva

Also Present: Christine Stickney, Interim Planner; Emily Wentworth, Senior Planner; Susan Murphy, Special Real Estate Counsel

Members Absent: Kevin Ellis

At 7:00 p.m. Mr. Tondorf-Dick stated that Chairman Ellis was not present and that he would be acting as Chair. Mr. Tondorf-Dick called the meeting to order and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.”

Hearing(s)

Mr. Tondorf-Dick stated the first matter was **W/S/M Hingham Properties, LLC - 92 Derby Street, Suite 107 (Cattivo)** which was a Site Plan Review Waiver under § I-I, 5. of the Zoning By-Law to complete interior renovations for a new retail tenant in an existing building in the Industrial Park and South Hingham Development Overlay Districts.

Ms. Victoria Maguire represented the applicant. Ms. Maguire stated that Cattivo began as a pop-up tenant that will now be moving into a new space, doing interior work and adding their sign. Mr. Tondorf-Dick confirmed that the use and parking would not be impacted and as such the changes would constitute a minor site plan under I-I, 5.b of the Hingham Zoning By-Law.

Mr. Tondorf-Dick asked the Board for questions and comments. Board members confirmed the location of the space and stated the application was straightforward.

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the meeting, Mr. Tondorf-Dick moved to find that the interior renovations for a new retail tenant, Cattivo, located at 92 Derby Street, Suite 107 in the Industrial Park and South Hingham Development Overlay Districts constitutes a minor site plan under Section I-I, 5.b (i) of the Hingham Zoning By-Law; and moved to grant the request of W/S/M Hingham Properties, LLC to waive Site Plan Review under Section I-I, 5 of the By-Law.

Second: Rita Da Silva

In Favor: Gordon Carr, Rita Da Silva, Gary Tondorf-Dick, Judith Sneath
Opposed: None

Mr. Tondorf-Dick stated the next matter was **W/S/M Hingham Properties, LLC - 92 Derby Street, Suite 115 (American Giant)** which was a Site Plan Review Waiver request under § I-I, 5. of the Hingham Zoning By-Law to complete interior renovations for a new retail tenant in an existing building located in the Industrial Park and South Hingham Development Overlay Districts.

Ms. Maguire represented the applicant. Ms. Maguire stated that a new tenant, American Giant, was an apparel retailer that would be joining. Ms. Maguire stated there would be no change in the dry retail use and that the tenant would be investing to improve the interior space to be consistent with their brand.

Mr. Tondorf-Dick asked Board for questions or comments.

Board members confirmed the location and stated the application was straightforward.

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the meeting, Mr. Tondorf-Dick moved to find that the interior renovations for a new retail tenant, American Giant, located at 92 Derby Street, Suite 115 in the Industrial Park and South Hingham Development Overlay Districts constitutes a minor site plan under Section I-I, 5.b (i) of the By-Law; and to grant the request of W/S/M Hingham Properties, LLC to waive Site Plan Review under Section I-I, 5 of the By-Law.

Second: Gordon Carr
In Favor: Rita Da Silva, Gary Tondorf-Dick, Judith Sneath, Gordon Carr
Opposed: None

Mr. Tondorf-Dick stated that the next matter was **W/S/M Hingham Properties, LLC - 94 Derby Street, Suite 217 (Nomai)** which was a Site Plan Review Waiver request under § I-I, 5. of the Hingham Zoning By-Law to enclose an existing covered patio for previously approved restaurant seating in the Industrial Park and South Hingham Development Overlay Districts.

Ms. Maguire represented the applicant. Ms. Maguire stated this tenant has been before the Board before, and is located in the former Rustic Kitchen space. Ms. Maguire stated the tenant will be investing in the outdoor amenity space and was seeking to enclose patio for 3-4 season use. Mr. Tondorf-Dick asked for the layout plan. Ms. Maguire stated that neither the footprint nor seating is changing and there are no impacts to parking.

Mr. Brian Moy, Owner Operator of Nomai, stated the exterior space adds beauty and functionality to the space.

Ms. DaSilva stated she liked the plan and wished the applicant luck.

Ms. Sneath asked if planters in front of the structure were a new feature to the sidewalk and what their dimensions are. Ms. Maguire stated they were existing.

There was discussion regarding the overall site plan and impacts to capacity and approval from other departments.

Mr. Tondorf-Dick asked for Board comments. Members stated they were comfortable with the request.

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the meeting, the Board proposed the following finding:

1. To find that the enclosure of an existing outdoor table seating patio, located at 94 Derby Street, Suite 217 in the Industrial Park and South Hingham Development Overlay Districts constitutes a minor site plan under Section I-I, 5.b (ii) of the Hingham Zoning By-Law;

and Mr. Tondorf-Dick moved to grant the request of W/S/M Hingham Properties, LLC to waive Site Plan Review under Section I-I, 5 of the Hingham Zoning By-Law.

Second: Gordon Carr

In Favor: Gordon Carr, Judith Sneath, Rita DaSilva, Gary Tondorf-Dick

Opposed: None

Mr. Tondorf-Dick stated that the next matter was **421 Lincoln Street - Site Plan Review Waiver Request** which was a waiver from Site Plan Review request from JP Morgan Chase pursuant to Section I-I, 5 of the Hingham Zoning By-Law in order to locate in the former TD Bank building at 421 Lincoln Street in the Industrial District.

Mr. Kai Burk represented the applicant. Mr. Burk shared the site plan and stated minor site modifications were being made to doors, ADA parking and curbing, a drive-thru ATM was being added, and they would be closing a drive-thru lane.

Mr. Tondorf-Dick asked for Board comments. Members stated changes were straightforward.

Mr. Tondorf-Dick asked if the historical graphics from the Shipyard will remain. Mr. Burk confirmed and stated they would be visible to the atrium and they will retain the flag. The applicant also confirmed that the scope of site work and parking requirements from former tenant would be adhered to.

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the meeting, the Board proposed the following finding:

1. To find that the site work proposed in connection with the location of Chase Bank at 421 Lincoln Street constitutes a minor site plan as it consists primarily of maintenance or

repair work and will not materially or adversely affect the conditions governed by standards set forth in Section I-I, 6. of the Hingham Zoning By-Law;

and Mr. Tondorf-Dick moved to grant the request of JP Morgan Chase to waive Site Plan Review under Section I-I, 5 of the Hingham Zoning By-Law.

Second: Gordon Carr

In Favor: Rita DaSilva, Judith Sneath, Gordon Carr, Gary Tondorf-Dick

Opposed: None

Mr. Tondorf-Dick stated the next matter **220 Summer Street - Enforcement/Site Plan Review with Building Permit/Land Disturbance** which was Ryan Sillery of City Point Capital, represented by Gary James of James Engineering, Inc.'s application for Site Plan Review under Section § IV-B, 6.b.1) to construct a single family dwelling and related improvements resulting in land disturbance greater than 5,000 SF.

Mr. Tondorf-Dick stated the matter was continued from August 9, 2021. He stated that he would like to have the applicant and applicant's consultants present first, then Ms. Christine Stickney, Interim Town Planner and Town's peer review engineer before hearing from Board and residents.

Mr. Ryan Sillery stated that documentation had been sent to Town's peer reviewer, Mr. John Chessia. Mr. Sillery stated that Mr. Chessia approves the plan with certain conditions. Mr. Sillery stated most issues identified previously have been addressed.

Ms. Stickney provided a status update, recommended plans be stamped by professional engineer as to drainage and surveyor as to elevation and offsets to property lines and structures, and recommended inspections and de-watering plans be completed. Ms. Stickney stated she is concerned about how much more materials has to come in to get to match plan.

There was discussion regarding fill brought on site to date, landscape plans and drainage issues.

Mr. Chessia provided his status update and recommended certain conditions be imposed if approved such as finding and capping existing French drain ends and clarifying details be added to the plans.

There was discussion regarding the septic and leaching field location, elevation, French drains, and whether new plans with additional detail were needed.

Mr. Chessia stated he recommended conditions to address what is missing in the plans and that they were included in Ms. Stickney's proposed conditions in her memo to the Board.

Mr. Gary James, Engineer for the applicant, stated he wants the contractor to prepare the de-watering plan and present it back to approving authorities as a condition of approval.

Mr. Tondorf-Dick asked for public comments. There were none.

Mr. Sillery stated they intend to do everything outlined in Mr. Chessia's report.

Based on the information submitted and presented during the hearing, and the deliberations and discussions of the Board during the meeting, the Board proposed the following findings:

a. Protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of views, light and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting;

The modified site plan proposal will address this finding with the exception of surface water drainage, which has required conditions for the Planning Board to find protective measures will be implemented. The Planning Board required additional drainage calculations and engineered plans to address the current and proposed conditions of the site. The abutters at #87 Chief Justice Cushing Highway/Kilby Streets expressed concerns associated with drainage impacts of the project. The Planning Board found that the existing conditions of the drainage swale that traversed the property originally would be sufficiently addressed and incorporated with the new proposed drainage system. The residential development will have grassed lawn and landscaping once the structure is completed to assist naturally in the absorption of stormwater along with the man-made drainage system. Safeguards have been included in the conditions to address soil and erosion controls during earthwork and construction.

b. Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles;

The application is related to land disturbance. The development consists of a single-family dwelling and driveway on a residential street. The proposed driveway providing access to the site and off street parking is typical of a residential home. The existing and proposed grades, with the line of sight, provides safe movement into and out of the residential site.

c. Adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law;

As a residential use, sufficient parking is available on the site. A three-car garage and driveway of approximately 2,500 SF will support the single-family dwelling.

d. Adequacy of open space and setbacks, including adequacy of landscaping of such areas;

As a land disturbance proposal, stabilization of the steep slopes around the residence will be accomplished with a variety of plantings, grass coverings and terracing. The applicant submitted a landscaping plan to address the amount of natural vegetation lost with the earth movement and to compliment the new residence.

e. Adequacy of the methods of disposal of refuse and other wastes during construction and resulting from the uses permitted on the site including, but not limited to, discarded building materials, concrete truck wash out, chemicals, litter and sanitary wastes; provided, that discharge of refuse or other wastes into the municipal storm water system shall be expressly prohibited;

Final inspections and issuance of an Occupancy Permit for the residence will require temporary measures for dealing with construction debris to be removed from the site.

f. Prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources;

The proposed dwelling will be connected to the Weir River Water System. The applicant will seek approval from the Board of Health for the Title V system and approval from the Hingham Highway Department to install a catch basin in the Kilby Street right of way.

g. Assurance of positive storm water drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and storm water pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Storm Water Management Policy and Standards including the Massachusetts Storm Water Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal storm water;

Based on the review by the Conservation Commission that there was no statutory wetland jurisdiction and the site plan review was for land disturbance; contours proposed and existing, the hydrology of the site, drainage calculations and site observation resulted in extensive review of the proposed stormwater system. The design and calculations were reviewed by the Town's peer review engineer, John Chessia, who verified compliance with the appropriate state and local stormwater regulations. The proposed grades if constructed appropriately should direct the site run-off to the various parts of the drainage system and ultimately to the drainage basin which will control the rate of run-off. The Planning Board determined that the operation and maintenance of the drainage system by the property owner will be critical to assure the system is successful.

h. Assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-site tracking of material, and to provide for regular inspection of storm water controls at consistent intervals;
Based on Mr. Chessia's review, implementation of best management practices with the stormwater design are sufficient.

i. Protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations;

As a modification of a previous site plan approved by the Planning Board trees have been removed from the site; however, the applicant has submitted a landscaping plan for proposed plantings. Restoration of the existing stone walls along the south and west areas of the lot are proposed as part of the landscaping plan.

j. Minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site;

The single family dwelling is consistent with others in the neighborhood.

Mr. Tondorf-Dick moved to modify Site Plan Approvals issued on April 9, 2019 and October 28, 2020 for the construction of a single-family dwelling and related improvements resulting in greater than 5,000 SF of land disturbance at 220 Summer Street in Residence District C, subject to the following conditions:

1. Prior to the start of any site work (including the import of any fill):

a.) Final Plan Submission – Final plans will be reviewed by the Board's consulting engineer and shall address the following:

- i. Indicate the location and limits of the existing sub-drain pipe and stone that is to remain and specify how any other sections will be disposed of and/or plugged. The existing French drain shall be completely removed as recommended by engineers;
- ii. Label all contours, including at the driveway, and clarify how flow in this area will discharge. Update runoff model if flow is directed to the northerly abutter over the driveway;
- iii. Include details, a plan, and sizing calculations for outlets for scour protection;
- iv. Submit final watershed plans with a correct revision date;

- v. Add details of the forebay, including stone check dam, and contours and labels within the basin and forebay;
 - vi. Include a “T” on detail of the 8” outlet of the catch basin in the driveway to keep floatables out of the system;
 - vii. Locate the proposed temporary subdrain intended to address construction phase runoff and remove reference to hay bales on Construction Period Operation and Maintenance Plan (O&M Plan);
 - viii. Add contours to the Erosion and Sediment Control Drawings and remove mulch sock from abutting property;
 - ix. Update O&M Plan to indicate access route for basin maintenance with contours; revise system to have a straight outlet pipe; detail the low level maintenance drain and the shut off valve (to be accessible whether the basin is flooded or dry); depict level concrete sill for the emergency spillway to have a level concrete sill. All plans to be professionally stamped;
- b.) Pre-Construction Meetings – A pre-construction meeting with inspection of the erosion control installation and marked limits of clearing shall be required. The mutual property line with the abutting property at 87 Chief Justice Cushing Highway/Kilby Street shall be staked and erosion controls installed for approximately 200 LF from the site driveway along Kilby Street and easterly and within 10’ of the shared property line as protection for this corner of the lot.
- The applicant and his general site contractor shall additionally meet with the Planning staff and the Planning Board’s consulting engineer jointly to review all conditions of this decision. Also to be provided at this meeting, the applicant shall submit a construction schedule, including estimated start date (not less than 48 hours from the meeting) and delivery dates for truckloads of fill, along with the name, address, and 24/7 contact number of the general site contractor.
- c.) Establish with the Planning Department a consultant fee account pursuant to MGL c. 44, s. 53G to fund the cost of construction inspections and as-built plan review required by this Decision. The initial deposit to the account shall be \$6,000.00 and replenishment of the account shall occur when the account balance falls below \$1,000.00 after notice from the Planning Department.
- d.) The applicant’s engineer shall provide a proposed written de-watering plan identifying the intended operation and by what means dewatering will occur. Use of cross country discharge by sump is prohibited unless a temporary silt basin is to be constructed for use. If Frac tanks or dewatering filter bags (such as dirt bags) are to be utilized, written approval from the Hingham Highway Department shall be obtained and provided to the Planning Department prior to discharge of storm water to any municipal drainage system and shall be located only at the

southerly side of the lot to protect the adjacent abutter (#87 Chief Justice Cushing Highway/Kilby) from sheet flow run-off.

2. Conditions in Effect During Construction:

- a.) Prior to arrival of any deliveries of fill, the general contractor shall obtain a police detail and drivers notice to use extra care at the intersection of Summer and Kilby streets in the morning when students to the adjacent school are typically arriving for classes.
- b.) The applicant is required to inspect and maintain in good working order all soil erosion control measures on the site until all earthwork including final seeding and landscaping is complete.
- c.) Inspections will be required during construction, and prior to issuance of an occupancy permit, of all elements of the project related to or effecting erosion control during construction of the approved drainage and stormwater system for the project.
- d.) All drainage work on the site as shown on the approved plan **shall be installed and operational before any construction of the residential foundation is started.** This includes the existing referenced French drain if determined that portions are to be used it will need to be exposed and inspected and if needed reinstalled. All drain lines shall be inspected by the Planning Board consulting engineer and approved **prior to the closing/covering any drain line trenches.** If closed without inspection, the trenches will have to be re-opened and inspected by the consulting engineer.
- e.) Upon completion of all drainage work, all cross country trenches and the proposed drainage basin shall be loomed and seeded immediately. Should weather preclude looming and seeding, the applicant shall use some type of erosion control stabilization fabric or matting approved by the Planning Board consulting engineer, for exposed areas in lieu of seed to stabilize slopes through the winter months. All looming and seeding shall be accomplished in the spring before the summer. The Planning Board may require the applicant to post a monetary performance guarantee for two growing seasons at the time of planting.

3. Prior to the issuance of a Certificate of Occupancy (temp or permanent):

- a.) Upon project completion, an as-built plan must be submitted to the Building Commissioner and peer reviewed by the Board's consulting engineer prior to issuance of a certificate of occupancy and in no event later than two years after the completion of construction. The as-built shall demonstrate substantial compliance with the stormwater system design and performance standards of the approved project plans. The as-built shall also include final grades as determined by a survey of all affected areas of the site along with a final total volume of all material brought in the site in conjunction with the proposed land disturbance before the Planning Department will sign off.

The approval of this land disturbance is based on the approved plans and documentation referenced in this approval. Any proposal for additional fill beyond the projected 3,800 CY of material as estimated by the applicant's engineer will require Planning Board approval first and the applicant shall discussed with the Planning staff before arrival to the site. Staff will determine if a modification of the approval will be necessary based on impacts of the final grades and the drainage design.

Second: Gordon Carr

In Favor: Gordon Carr, Rita Da Silva, Gary Tondorf-Dick, Judith Sneath

Opposed: None

Ms. Wentworth stated it would be Ms. Stickney's last meeting. Ms. Wentworth, the Board and Attorney Murphy thanked Ms. Stickney for her valuable contributions and wished her well.

Mr. Tondorf-Dick stated that the next matter would be **Hingham Yacht Club (HYC) - 208 Downer Avenue** which was a Site Plan Review under § I-I with waivers of particular submittal requirements under § I-I, 5. of the Zoning By-Law in connection with replacing an existing barn with a new two-story, boat storage barn in Residence District A.

Mr. Gordon Carr disclosed that he is a member, not an officer, of the HYC, and assured that it will not cloud his judgment on his review of the matter. Mr. Carr stated that he is willing to file an ethics disclosure if requested to do so.

Mr. John Cavanaro, Civil Engineer, represented the applicant. Mr. Cavanaro stated Mr. Chris Burns, the HYC Commodore, Ms. Trisha Connolly, HYC Secretary, Jennifer Gay-Smith, HYC Member, Jake Braley, HYC Manager and Michael Whittmore, Project Architect were also present to speak on the applicant's behalf.

Mr. Burns provided background on the project. He stated the current barn is in disrepair and useless for the HYC's needs once brought into compliance with current regulations. They are looking to relocate the barn and build a new structure to address the Club's needs including storage.

Mr. Cavanaro presented the plans. Mr. Cavanaro discussed the location of the HYC property and the existing structure versus the 36x30 rectangular barn proposed. Mr. Cavanaro also discussed changes to trees, screening, input from Conservation and the Zoning Board of Appeals application for Special Permit A2 hearing that was scheduled. He stated extensive outreach has been done and feedback has been considered.

Mr. Whittmore presented a 3D model to show the massing of the building, and walked the Board through additional packet materials and floor and site plans.

Mr. Cavanaro stated the applicant was requesting certain requirement waivers such as lighting, utilities, roadway changes, traffic analysis, showing structures located within 100 feet and cross-sections of driveways.

Mr. Tondorf-Dick asked the Board for their questions.

There was discussion about re-purposing existing building location space for parking, traffic flow, use of the new barn and location of nearest abutters.

Ms. Sneath recommended that structures within 100 feet be shown on the plans.

Mr. Brett Holmgren, 2 Merrill Street, stated he was an abutter and his view would not be blocked by the proposed structure.

Mr. Michael Kranzley, abutter, asked for clarification about parcel of land owned by the Club. He stated he would like a condition that narrows the use of second floor to what is currently being described. He expressed concern about the curb cut and potential impacts of cutting into the bank.

Mr. Burns stated he would be happy to memorialize storage use and access and clarified the access that will happen throughout the year by staff.

Mr. Braley described current access and use of building.

Mr. Edwin Gillis stated he and his wife are members of the HYC and long-term residents of Merrill Street and that they do not understand why the proposed structure is twice the size, and what the issue is with the current outdoor storage of launch boats.

Mr. Whittmore stated the footprint was arrived at by the dimensions of the launch boats themselves.

Mr. Burns stated storage can be costly for the launches. A working group did a study and deemed it desirable to create their own storage.

Mr. James of 5 Merrill Street stated he was a direct abutter and expressed concerns regarding missing detail in application, digging into the bank, tree removal, losing noise and site buffers, existing parking issues, need to see the surrounding homes on the plan, lack of landscape plan, and the steep slope of the bank and necessary clearing for construction.

Mr. Cavanaro outlined the reasons the waivers were requested.

Ms. Wentworth stated it may be helpful to see how displaced parking would be replaced elsewhere on site. She stated that existing parking permits are older and conditioned that a minimum of 17 spaces be provided, not did not provide a maximum and if there is an opportunity to address overall parking constraints, it may be helpful for the Board to see.

Mr. Tondorf-Dick requested applicant provide a plan showing structures within 100 feet and the parking plan.

Mr. Cavanaro stated the applicant was agreeable to providing structures within 100 feet and a basic parking plan to show net changes. He and Mr. Burns stated they intend to address landscape design and have invited abutters to review the plans. Mr. Cavanaro shared preliminary landscape plan.

There was discussion about a continuance to October 12, 2021 which the applicant agreed to.

Mr. Tondorf-Dick moved to continue the hearing on the application of the Hingham Yacht Club for Site Plan Review under §§ I-G and I-I of the Zoning By-Law in connection with a modification of a Special Permit A2 to replace an existing barn with a new two-story barn in the Residence District A to October 12, 2021 (or other agreeable date) at 7pm.

Second: Judith Sneath

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Mr. Tondorf-Dick

Opposed: None

There was discussion about a site visit.

Mr. Tondorf-Dick moved to schedule a site visit at 208 Downer Avenue for Monday, September 27, 2021 at 8:30 am.

Second: Rita DaSilva

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Mr. Tondorf-Dick

Opposed: None

Mr. Tondorf-Dick stated the next matter was **249 Cushing Street - Application for Rescission of Subdivision Plan**. Rachel and John Swenson filed an application to rescind the definitive subdivision plan endorsed by the Planning Board on September 12, 2016 for the property located at 249 Cushing Street in the Residence C District.

Mr. Swenson stated they purchased the three acre parcel and that they were looking for annual tax savings by reverting back to a single lot.

Mr. Tondorf-Dick moved to Grant the application of Rachel and John Swenson to Rescind the Definitive Subdivision Plan Approval and plans endorsed by the Board on September 12, 2016 and recorded at the Plymouth Country Registry of Deeds at Plan Book 60, Page 935 for the property located at 249 Cushing Street in Residence District C.

Second: Judith Sneath

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Mr. Tondorf-Dick

Opposed: None

Mr. Tondorf-Dick asked if there were any comments to the July 26, 2021 meeting minutes. Ms. Sneath stated she had one correction to add a last name.

Mr. Tondorf-Dick moved to accept the meeting minutes of July 26, 2021 with the one proposed edit.

Second: Judith Sneath

In Favor: Rita DaSilva, Judith Sneath, Gordon Carr, Gary Tondorf-Dick

Opposed: None

Mr. Tondorf-Dick asked if there were any comments to the August 23, 2021 meeting minutes. There were none.

Mr. Tondorf-Dick moved to accept the meeting minutes of August 23, 2021 as written.

Second: Rita Da Silva

In Favor: Gordon Carr, Rita Da Silva, Gary Tondorf-Dick, Judith Sneath

Opposed: None

At 10:30 pm Mr. Tondorf-Dick moved to adjourn.

Second: Gordon Carr

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Mr. Tondorf-Dick

Opposed: None

Respectfully submitted,

Tracy L. Altrich
Administrative Assistant, Community Planning